



**Construction Contract
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 18
AGENDA DATE: Thu 05/19/2005
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SUBJECT: Authorize execution of a construction contract with GUERRERO-McDONALD AND ASSOCIATES, INC. (MBE 31.77%), Austin, TX, for the Spicewood Springs Road Fire/EMS Station in an amount not to exceed \$1,975,796.

AMOUNT & SOURCE OF FUNDING: Funding is available in the Fiscal Year 2004-2005 Capital Budget of the Austin Fire Department.

FISCAL NOTE: A fiscal note is attached.

REQUESTING Public Works
DEPARTMENT: for Fire;

**DIRECTOR'S
AUTHORIZATION:** Sondra Creighton

FOR MORE INFORMATION CONTACT: Norman Mattson, 974-7025; Laura Bohl, 974- 7064

PRIOR COUNCIL ACTION: 12/04/97, 12/11/97, 12/18/97 - Annexation Hearings; 02/12/98 - Prior recommendation rejected, Council direction to use RFQ selection process; 04/30/98 - Approved a resolution to authorize negotiation and execution of a professional services agreement with JESSEN, INC. 02/03/99 - Approved a resolution authorizing fee simple acquisition of Fire Station site in the amount of \$526,000.

BOARD AND COMMISSION ACTION: N/A

PURCHASING: Lowest bid of three received.

MBE / WBE: 12.11% MBE and 3.46% WBE subcontractor participation.

Spicewood Springs Road Fire/EMS Station will be located at 11612 Four Iron Drive. It is the fourth station in support of the December 1997 Annexation.

The work under this contract will provide for the construction of a three-truck bay, 7,100 square foot combined Fire and EMS Station, fueling facility, utility connections, Greater Austin Area Telecommunication Network (GAATN) service, detention pond, and all necessary site improvements for a fully functional facility. The station will include separate dorms and dispatch rooms for both fire fighters and emergency medical crews to accommodate their differing operational needs. Other facilities will be shared: kitchen, dining, exercise room and showers.

The contract allows 270 calendar days for completion of this project.

Bid documents were distributed to 8 general contractors. Bids were opened on April 7, 2005. Guerrero-McDonald & Associates, Inc. submitted the lowest of 3 bids received:

Guerrero-McDonald & Assoc., Inc. (MBE/FH), Austin, TX	\$1,899,063.00
Stokes Construction Company, San Marcos, TX	\$1,899,063.00
The Barr Company, Austin, TX	\$2,257,000.00

The contractor's choice of work methodology provides for subcontracting opportunities



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in 10 areas which are listed below.

Project specific subgoals stated in the solicitation were 5.83% African American; 11.7% Hispanic; 1.79% Asian American; 0.66% Native American; 5.34% WBE. Total participation estimated on the base bid amount of \$1,878,524.00:

<u>MBE TOTAL – PRIME</u>	<u>\$595,911.29</u>	<u>31.77%</u>
Guerrero-McDonald & Associates, Inc., Austin, TX	\$595,911.29	31.77%

<u>MBE TOTAL – SUBCONTRACTORS</u>	<u>\$227,890.44</u>	<u>12.11%</u>
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<u>Hispanic Subtotal</u>	<u>\$226,878</u>	<u>12.06%</u>
Texas Glass, Austin, TX (glazing)	\$28,350.00	1.50%
Ted's Trees, Austin, TX (landscaping)	\$18,778.00	1.00%
Advanced Concrete System, Austin, TX (concrete)	\$179,750.00	9.56%

<u>Asian Subtotal</u>	<u>\$1,012.44</u>	<u>0.05%</u>
CIE Management Services, Austin, TX (cleaning)	\$1,012.44	0.05%

<u>WBE TOTAL – SUBCONTRACTORS</u>	<u>\$65,292.86</u>	<u>3.46%</u>
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Austin Lumber Company, Austin, TX (lumber)	\$20,000.00	1.06%
Honeycutt Fire System, Pflugerville, TX (fire sprinkler)	\$33,200.00	1.76%
AFS Environmental, Austin, TX (silt fence)	\$4,017.71	0.22%
Fuquay, Austin, TX (hydromulch)	\$894.45	0.05%
(FH)ABC Erosion, Leander, TX (filtration pond finish)	\$7,180.70	0.38%

<u>NON M/WBE TOTAL – SUBCONTRACTORS</u>	<u>\$989,429.41</u>	<u>52.66%</u>
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333 Masonry Construction, Austin, TX (masonry)	\$135,068.00	7.19%
Allied Fence, Round Rock, TX (fencing)	\$6,542.00	0.34%
Buen Terra, Liberty Hill, TX (site work)	\$85,256.41	4.55%
Phoenix Irrigation, Austin, TX (landscaping)	\$27,194.00	1.45%

Pat Gordon Welding, Bastrop, TX (steel erection)	\$65,588.00	3.49%
Port Enterprises, Manchaca, TX (roofing)	\$85,000.00	4.52%
Alamo Door Systems, San Antonio, TX (overhead doors)	\$19,250.00	1.02%
GQ Tile Co., Austin, TX (tile)	\$9,285.00	0.49%
National Terrazzo, Austin, TX (terrazzo)	\$55,500.00	2.96%
Craco Paint, Austin, TX (paint)	\$29,630.00	1.57%
HVAC Mechanical, Austin, TX (HVAC)	\$77,895.00	4.15%
JM Utilities, Cedar Park, TX (utilities)	\$118,340.00	6.30%
Air Cleaning Technologies, Broken Arrow, OK (exhaust removal)	\$32,680.00	1.74%
BJ Electric, Pflugerville, TX (electrical)	\$239,241.00	12.74%
Crossroads Specialties, Victoria, TX (toilet accessories)	\$2,960.00	0.15%



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The Contractor submitted a MBE/WBE Compliance Plan that demonstrated a Good Faith Effort and was approved by the Department of Small & Minority Business Resources. Second and third low bidder information is provided.

SECOND BIDDER – Stokes Construction Company, San Marcos, TX - \$1,899,063.00
19.10% Non M/WBE prime participation; 0.00% MB; 7.17% MH; 0.00% MA; 0.00% NA; 1.90% WBE;
71.79% Non M/WBE subcontractor participation.

THRID BIDDER – The Barr Co, Austin, TX - \$2,257,000.00
61.50% MBE prime participation; 5.1% MB; 71.68% MH; 1.88% MA; 0.50% NA; 3.5% WBE; 17.33%
Non M/WBE subcontractor participation.



CONTINUED ON MAP 463

CONTINUED ON MAP 494

CONTINUED ON MAP 465

SCALE IN MILES

A horizontal number line is shown with tick marks at 0, $\frac{1}{8}$, $\frac{1}{4}$, $\frac{3}{8}$, and $\frac{1}{2}$. The segment between $\frac{1}{4}$ and $\frac{3}{8}$ is shaded gray.

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SCALE IN FEET

0 1000 2000 3000

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Project: Spicewood Springs Road Fire/EMS Station

Recommended Low Bidder: Guerrero McDonald and Associates

Low Bid Amount: \$1,578,524

Project Goals: AA = 5.83%; Hsp = 11.70%; NA = 0.66%; Asl = 1.78%; NA/Asl = ; WBE = 5.34%

Achieved Goals: AA = 0.0%; Hsp = 13.05%; NA = 0.0%; Asl = .06%; & WBE = 29.86%

	Subcontracted \$ Amount		African American			Hispanic			Native American			Asian American			WBE		
	Certified	Non-Certified	Certified	Subcontracted	Responsibility	Certified	Subcontracted	Responsibility	Certified	Subcontracted	Responsibility	Certified	Subcontracted	Responsibility	Certified	Subcontracted	Responsibility
1005 ACOUSTICAL TILE			0	0	0	0	0	0	0	0	0	0	0	0	2	2	0
13564 TILE, FLOOR		\$9,285	1	1	0	0	0	0	0	0	0	0	0	0	2	2	0
18025 DOORS			0	0	0	0	0	0	0	0	0	0	0	0	1	1	0
18049 MILLWORK	\$20,000		0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
18053 OVERHEAD DOORS		\$19,250	0	0	0	1	1	0	0	0	0	0	0	0	1	1	0
33013 FENCING	\$24,475	\$6,542	0	0	0	1	1	0	0	0	0	1	1	1	4	4	0
33032 FENCING, WROUGHT IRON			0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
34018 FIRE ALARM SYSTEMS			0	0	0	0	0	0	0	0	0	0	0	0	2	2	0
34029 FIRE EXTINGUISHER			0	0	0	0	0	0	0	0	0	0	0	0	1	1	0
38060 TILE, VINYL		\$53,600	2	2	0	3	3	0	0	0	0	0	0	0	2	2	0
78525 BULLETIN BOARDS	\$66,500		1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
80186 SIGNS, CONSTRUCTION			0	0	0	1	1	0	0	0	0	0	0	0	3	3	0
87050 VENETIAN BLINDS	\$670		0	0	0	1	1	1	0	0	0	0	0	0	2	2	0
88045 FINISHES: WALL & CEILING	\$66,500		4	4	0	8	8	1	2	2	0	3	3	0	4	4	0
88076 SITE WORK	\$35,258		7	7	0	9	9	0	0	0	0	0	0	0	2	2	0
9122376 STRUCTURES, STEEL	\$55,586		1	1	0	1	1	0	0	0	0	2	2	0	0	0	0
91244 EXCAVATION SERVICES			6	6	0	19	19	0	0	0	0	0	0	0	4	4	0
9134733 DRIVEWAY PAVEMENT			4	4	0	12	12	1	0	0	0	2	2	0	2	2	0
9134735 DRIVEWAY PAVEMENT	\$66,350		8	8	0	17	17	2	1	1	0	2	2	0	3	3	0
9134768 SIDEWALK CONCRETE			9	9	0	18	18	0	1	1	0	2	2	0	4	4	0
9135051 PAVEMENT MARKING LINES			0	0	0	1	1	0	0	0	0	0	0	0	2	2	0
91438 ELECTRICAL	\$239,241		2	2	0	8	8	0	0	0	0	0	0	0	6	6	0
91460 HVAC	\$85,717	\$77,895	0	0	0	5	5	0	0	0	0	1	1	0	1	1	1
91463 INSULATION			0	0	0	6	6	0	0	0	0	0	0	0	3	3	0
91465 MASONRY	\$197,000	\$136,068	4	4	0	12	12	1	1	1	0	2	2	0	3	3	0
91481 PAINTING	\$34,038	\$29,630	3	3	0	21	21	1	1	1	0	1	1	0	3	3	0
91488 PLUMBING			0	0	0	5	5	0	0	0	0	1	1	0	1	1	0
91473 ROOFING			2	2	0	7	7	0	0	0	0	0	0	0	1	1	0
8886241 FOUNDATION, CONCRETE			2	2	0	3	3	0	0	0	0	1	1	0	2	2	0
8886880 TREE REMOVAL SERVICES			3	3	0	2	2	0	0	0	0	0	0	0	0	0	0
88814 EROSION CONTROL			5	5	0	8	8	1	0	0	0	1	1	0	6	6	2
88832 GRADING			4	4	0	2	2	0	0	0	0	0	0	0	0	0	0
88852 LANDSCAPING	\$27,194		13	13	1	8	8	0	0	0	0	1	1	0	7	7	0
Total Vendors	\$503,550	\$750,448	74	74	1	178	178	8	8	8	0	20	20	1	74	74	4
Total Unique Vendors			31	31	1	82	82	8	2	2	0	8	8	1	44	44	4

The following certified firms were identified to work on the project. Their scopes of work were not identified on the availability list.

Ted's Trees (MBE/MP) Irrigation. \$16,778
 Texas Glass (MBE/MP) Window Installation. \$28,360
 Honeycutt Fire System (WBE/FR) Fire Sprinklers. \$33,200
 CIE Management (MBE/MA). \$1,012

The following non-certified firms were identified to work on the project. However, their scopes of work were not identified on the availability list.

Cross Roads Specialty Toilet Access. \$2,980
 Port Enterprises, Mechanical Controls. \$85,000
 JM Utilities, Utility Construction \$118,340
 Air Cleaning Technologies for exhaust removal. \$32,680